Book 2012 Page 2391
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By: City of Manchester, Erin Rempe, 208 East Main Street, Manchester, IA 52057, Ph. 563-927-3636
Return To: Theodore L. Manson, 412 Denton Street, Manchester, IA 52057

FENCE AGREEMENT

This agreement made this 21 day of July, 2012, by and between Theodore L. Manson, Party of the First Part, and, Betty Jean Neuhaus, Party of the Second Part.

WHEREAS, the party of the first part wishes to build the fence on their property line, said fence being on the east property line of the party of the first part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows:

Lot Eight Hundred Twenty Five (825), Manchester, Iowa, according to plat recorded in Book I, L.D., Pages 284-285 (also known as: 412 Denton Street)

AND WHEREAS, the party of the second part agrees to said fence being on the east property line of the party of the second part, in Manchester, Delaware County, Iowa, on the parcel legally described as follows:

Lot 823 and 824, in the City of Manchester, Iowa, according to the Plat recorded in Book I, L.D., Page 284 (also known as 601 South 3rd Street)

AND WHEREAS, the said fence to be on the east property line of the party of the first part; and the west property line of the party of the second part:

AND WHEREAS, Section 169.05 "FENCES AND WALLS" of the Zoning Code of Ordinances of the City of Manchester, Iowa, requires an agreement in writing be established for the erection of a fence or wall on the property line.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement and in consideration of the mutual benefits to be gained by the parties, it is agreed as follows:

1. That said fence may be built on the property line of both parties. That said fence shall be erected and maintained solely at the expense of the party of the first part.
2. That the respective property owners are responsible for maintenance of the property on their respective sides of the property line.
3. That the party of the first part shall hold the party of the second part and their agents harmless from any and all liability, claims or suits for damages with respect to any claims, demands, or causes of action of any kind or nature with respect to said fence.
4. That this said written agreement shall be binding upon the parties to this agreement, their successors and assigns, and shall run with the land so long as the said fence remains in place.
5. Both parties warrant title to their property is sufficient authority for them to enter into this agreement agree the City is not responsible for any title issues that may arise.

PARTY OF THE FIRST PART

Theodore L. Manson

Theodore L. Manson
PARTY OF THE FIRST PART

State of Iowa)
) ss:
County of Delaware)

On this 21 day of July, 2012, before me, a Notary Public in and for the State of Iowa, personally appeared, **Theodore L. Manson**, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as **his** voluntary act and deed.

NOTARIAL SEAL IOWA
MORGAN SCHMIDT
Commission Number 748842
My Commission Expires
9-11-13

Notary Public in and for the State of Iowa

Printed Notary Name Morgan Schmidt

PARTY OF THE SECOND PART

Gary Johnson Rep. for Betty
~~Betty Jean Neuhaus~~ Gary Johnson

PARTY OF THE SECOND PART

State of Iowa)
) ss:
County of Delaware)

On this 21st day of July, 2012, before me, a Notary Public in and for the State of Iowa, personally appeared, Gary Johnson, Rep. for Betty Neuhaus, to me personally known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Notary Public in and for the State of Iowa

Printed Notary Name

NOTARIAL SEAL IOWA
MORGAN SCHMIDT
Commission Number 748842
My Commission Expires
9-11-13